

MAR 24 1 19 PM '97

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
901-525-6278

BK 313 PG 779
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 5th Day of March 1997, by and between John T. Novarese, Sr., Michelle A. Novarese, Cesarina N. Hawks and Mark S. Novarese, all legal heirs of Angelo J. Novarese and wife Helen K. Novarese, now deceased, party of the first part, and James R. Hawks and wife Cesarina N. Hawks, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in Shelby County, State of Tennessee,

Lot 4, Section A, Bella Vista Estates, Section 23, Township 1, Range 7 as shown of record in Plat Book 31, Page 25, in the Chancery Court of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

This being the same property as conveyed to Angelo J. Novarese and wife Helen K. Novarese as tenants by the entirety with the right of survivorship, and not as tenants in common, by Warranty Deed of record at Book 207, Page 232, in the Chancery Court of DeSoto County, Mississippi, Helen K. Novarese died a resident of Shelby County, Tennessee on or about November 15, 1994 leaving Angelo J. Novarese as her surviving spouse; Angelo J. Novarese died a resident of Shelby County, Tennessee on the 22nd Day of June 1996. At the time of his death, he was unmarried and left as his sole surviving heirs his children John T. Novarese, Sr., Michelle A. Novarese, Cesarina N. Hawks and Mark S. Novarese. Angelo J. Novarese left this property pursuant to his Last Will and Testament to his four heirs as aforesaid. Said Will may be found at Will Book 308, Page 487, in the Probate Court of Shelby County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 31, Page 25, of record in DeSoto County Chancery Court, DeSoto County, Mississippi,

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and herditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforesaid real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except 1996 Shelby County Taxes, not yet due and payable, which the party of the second part assumes and agrees to pay.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John T. Novarese Sr
John T. Novarese, Sr.

Michelle A. Novarese
Michelle A. Novarese

Cesarina N. Hawks
Cesarina N. Hawks

Mark S. Novarese
Mark S. Novarese

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John T. Novarese, Sr., Michelle Novarese, Cesarina N. Hawks, and Mark S. Novarese, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal, at office this 5th day of March 1997.

Sheila S. Stupley
Notary Public

My Commission Expires:

10-24-2000

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$24,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of March 1997.

Sheila S. Stupley
Notary Public

My Commission Expires:

10-24-2000

Property Address: Lot 4, Section A, Bella Vista Estates

Map 176, Parcel Numbers 1076-2304-0004

Send Tax Bills To: James R. Hawks, 4480 Mary Jane, Olive Branch,
MS 38654

Name and Address of Property Owners:

James R. Hawks, and wife
Cesarina N. Hawks
4480 Mary Jane
Olive Branch, MS 38654
(601) 895-6774
no work number

Name and Address of Grantees:

John T. Novarese, Sr.
4025 Kingfisher
Memphis, TN 38128
(901) 373 9233
no work number

Michelle A. Novarese
7203 Atterbury Circle East
Southaven, MS 38671
(601) 349 0653
no work number

Cesarina N. Hawks
4480 Mary Jane
Olive Branch, MS 38654
(601) 895-6774
no work number

Mark S. Novarese
4285 Boeingshire
Memphis, TN 38116
(901) 398 4887
no work number